



Invitation to Bid HNS 19-19

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 1013 Homestead Glen Blvd		SAFE HOME CHARLOTTE
Bid Walk: 9/20/18 at 11:00 am (THURSDAY)		
Bid Opening: 9/27/18 at 2:00 pm (THURSDAY)		
Client Name: Francis King		Lead and rehab
Project Manager: Elizabeth Lamy		Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid. The day of a bid walk the best way to reach me is at Elizabeth Lamy (cell # 704-620-9090).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



SAFE HOME
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 1013 Homestead Glen Blvd be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$) _____

Written total

Specs Dated: _____ Number of Pages: _____

Addenda # 1 Dated: _____ Number of Pages: _____

Addenda # 2 Dated: _____ Number of Pages: _____

Project Schedule: *Minimum Start Date - upon issuance of NTP*

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm: _____

Authorized Representative Name: _____

Signature: _____

Date: _____



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing and Neighborhood Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-3333
Cell: (704) 620-9090

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 1013 Homestead Glen Blvd
Charlotte, NC 28214

Owner: Francis King

Owner Phone: Home: (980) 729-8750

Structure Type: Single Unit

Program(s): Under Code Enforcement
Tested- HAS LEAD

Square Feet: 1260

Year Built: 1949

Property Value: 71900

Tax Parcel: 03101109

Census Tract:

Property Zone: Council District 2

Handrail Install

ATTIC

Install handrail for interior stairs on one side of the stairwell to Code.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Floor System Repair

BATHROOM - MAIN

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

***All existing fixtures are to remain. If floor system needs repair under tub, it is to be completed without removing the tub. Toilet and vanity are to be removed and replaced. Price for this line item is to include labor to re-install existing fixtures.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Grab Bars

BATHROOM - MAIN

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Room Elastomeric

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic elastomeric paint. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Surfaces to be painted include ALL existing wall finish materials (with the exception of the tub surround) one uniform color.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

GFCI Receptacle 20 AMP

BATHROOM - MAIN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Room Flat

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Slab Door Interior

BEDROOM

Install an interior door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new hardware. Locking for bedrooms and bathroom, passage for all others. Match existing style and finish.

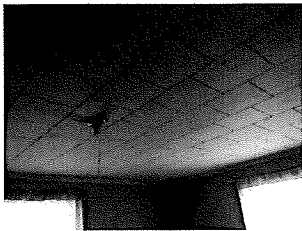


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Seal and Paint Tile Ceiling

BEDROOM

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint using a spray application.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Seal and Paint Tile Ceiling

BEDROOM 2

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white using a spray application.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Resilient Flooring

DEN/OFFICE/STUDY

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Seal and Paint Tile Ceiling

DEN/OFFICE/STUDY

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint using a spray application.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Vinyl Window

EXTERIOR

Exterior

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.

***Window count is for all ground floor windows, and does NOT include aluminum windows in the laundry room, nor the attic windows. Count here is for (7) windows.

***Some windows are on the lead scope, and some are not. Notes from risk assessor state that all windows are coated with lead-containing paint.

***(1) window on the rear face of the home has sashes listed on the lead scope - Window D1 in the dining room. That window replacement IS INCLUDED in this window count. Be advised that the sashes have lead.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

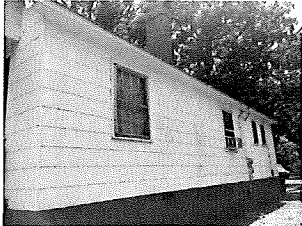
Prep & Paint Exterior Surfaces

EXTERIOR

Exterior

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

***Surfaces to be painted include all exterior siding. Fascia, soffit, crown molding, and trim are on the lead scope and not to be included in this price.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Asbestos Siding - Repair

EXTERIOR

Exterior

Replace missing or deteriorated asbestos siding with fiber cement equivalent. Use best practices to ensure safety of occupants and workers.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Exterior Steps and Landing Replace

EXTERIOR

Exterior

Replace existing wood steps, stringers, and landing to Code. New treads shall be two 2" x 6" spaced 1/2" apart, and have 2" 12" stringers. Landing shall be at least 36" in length in the direction of travel. Wooden handrails should include pickets installed to Code. Entire stair system should be constructed using pressure-treated lumber.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Install Guards - Front Porch

EXTERIOR

Exterior

Install black wrought iron or aluminum Code approved guard rails.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

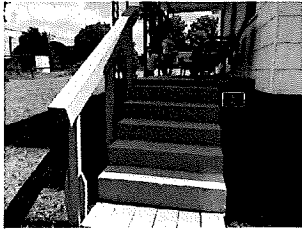
Work Specification

Exterior Handrails - Front Porch Steps

EXTERIOR

Exterior

Remove existing handrails. Dispose of properly. Re-install handrails constructed of treated lumber. Size & dimensions to code.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Crawl Space Access Door

EXTERIOR

Exterior

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

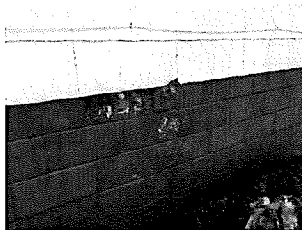
Foundation Vent Screen

EXTERIOR

Exterior

Replace foundation vent housing with heavy duty galvanized steel screening.

***Contractor to verify number of vents.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Mini-Split HVAC System

GENERAL REQUIREMENTS

Install a ductless, mini-split HVAC system to provide heating and cooling through wall mounted units located in kitchen, living room, and bedrooms. System is to be Energy-Star rated, and be sized to provide at least 18,000 total BTU to cover entire square footage of the home. System is to be controlled by a wall-mounted thermostat.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Removal of Existing Kerosene Furnace Unit

GENERAL REQUIREMENTS

Remove furnace unit. Properly terminate connection to kerosene tank, and properly dispose of unit. Work includes all wall and baseboard repair and finish work to close up opening from flue connection, and removal and termination of all baseboard registers throughout the home.

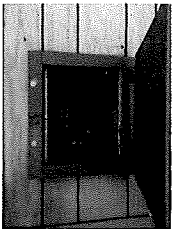


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Count is for (3) detectors.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Portable Toilet

GENERAL REQUIREMENTS

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Permits Required

GENERAL REQUIREMENTS

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Dumpster

GENERAL REQUIREMENTS

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

See Attached Lead Scope

GENERAL REQUIREMENTS

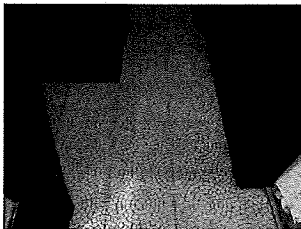
All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Resilient Flooring

HALL

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

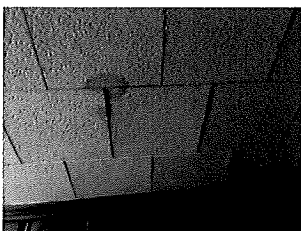


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Seal and Paint Tile Ceiling

HALL

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint using a spray application.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Resilient Flooring

KITCHEN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Seal and Paint Tile Ceiling

KITCHEN

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint using a spray application.

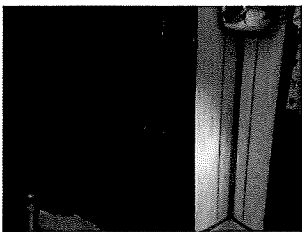


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Door Hardware Interior - Pantry

KITCHEN

Replace interior door hardware with finish to match existing house hardware.

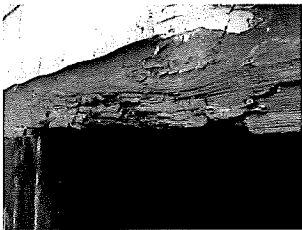


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Band Joist and Sill Replacement

LAUNDRY / UTILITY

Remove and replace decayed/damaged band joist and sill to Code. Remove all deteriorated wood framing members prior to replacement, and reattach or replace affected floor joists as necessary.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Ceiling Tile Replacement

LIVING ROOM

Replace missing or damaged tiles with appropriate acoustic ceiling tile to match existing as close as possible.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Seal and Paint Tile Ceiling

LIVING ROOM

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint using a spray application.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Floor System Repair

LIVING ROOM

Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Work could also include installation of masonry piers if necessary. Include replacing all deteriorated band joists and insulating floor to code.

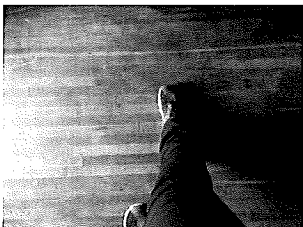


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Resilient Flooring

LIVING ROOM

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

3-Aug-18
1013 Homestead Glen Blvd

Address

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - white wood fascias, soffits, crown moldings and trim boards including Side A porch, EXCEPT outside of the Room 7 addition	Scrape loose paint and re-paint.	1		
2	Window A1 and Window A2 - white wood window casings, headers, sills and wells (Note: the remainder of the exterior window components on Side A through Side D are coated with lead-containing paint and likely coated with lead based paint at one time. Many of the windows have been recently scraped and re-painted; newer paint chips and scrapings exist along drip line.	Replace windows (all components) and wrap any components that may remain in Tyvek and aluminum or vinyl.	2		
3	Side A Porch - white wood porch ceiling, crown moldings, ceiling support beams and trim boards	Scrape loose paint and re-paint.	1		
4	Door A1 (to Room 1) - white wood door casings, header, jambs, stops and thresholds	Scrape loose paint and re-paint.	1		
5	Side A and Side C - white wood attic air vents and frames	Scrape loose paint and re-paint.	2		
6	Side A through Side D - paint chips along drip line	Remove paint chips.	1		
7	Room 2 - Bedroom 1 - Window A1 and Window B1 - white wood window sashes	Replace windows (all components) and wrap any components that may remain in Tyvek and aluminum or vinyl. ***NOTE: Window A1 is being replaced in line item 2 above.	1		
8	Room 3 - Bath - Window B1 - white wood window sashes	Replace windows (all components) and wrap any components that may remain in Tyvek and aluminum or vinyl.	1		
9	Room 7 - Mud Room - Window A1 - white wood window casings, header, sill, sashes and well (former exterior)	Remove window and complete opening as insulated wall.	1		
10	Room 9 - Dining Room - Window D1 - white wood window sashes	***Window (all components) is to be replaced and is included on the rehab scope.	0		
11	Elevated Interior Lead Dust Levels	Complete specialized cleaning throughout the interior of the house.	1		

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES:

- 1 Complete all interior work in a unit in a single day.
- 2 Allow for replacement of 50 board feet of rotted wood.
- 3 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- 4 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
- 5 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- 6 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:

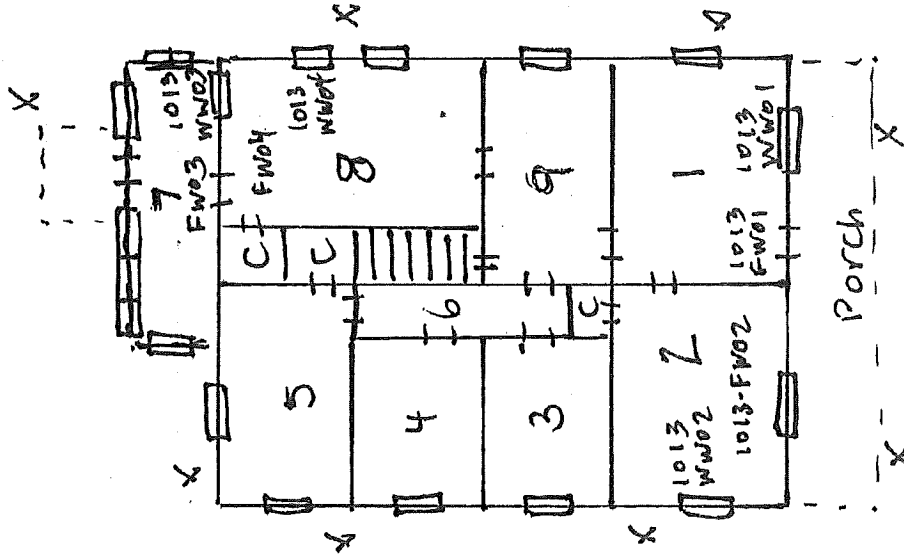


ROY CONSULTING GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

1013 Homestead Glen Boulevard
Charlotte, NC 28214

SIDE B



SIDE D

SIDE C

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE